



PLANNING COMMISSION

MEETING

Agenda

John P. Andrews, Commissioner
Christine S. Caldwell, Commissioner
Thomas Grahn, Commissioner
Jeffrey Johnson, Commissioner
Monica Marroquin, Commissioner

Robin Aspinall, Chair
Brian Staton, Vice Chair

Robert D. Dalquest, Development Services Director
Albert Maldonado, Deputy City Attorney

REGULAR MEETING OF THE UPLAND PLANNING COMMISSION AND SPECIAL JOINT MEETING OF THE UPLAND AIRPORT LAND USE COMMITTEE AGENDA

Wednesday, January 24, 2024

6:30 p.m.

City Council Chamber

City Hall, 460 N. Euclid Avenue

Residents may observe City meetings remotely via [livestream](#) on the City website, Spectrum Cable TV channel 3, or Frontier Cable TC Channel 26.

1. CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

Approve the Regular Meeting Minutes of November 15, 2023. (Staff Person: Jamie Davidson)

5. COUNCIL ACTIONS

Presentation of City Council actions from the Regular Meetings on November 27, 2023, December 11, 2023, January 8, 2024, and January 22, 2024. (Staff Person: Robert D. Dalquest)

6. FUTURE AGENDA ITEMS

Presentation of future Planning Commission agenda items. (Staff Person: Lorelee Farris)

7. ORAL COMMUNICATIONS

This is the time for any citizen to comment on any items that are not listed on the agenda under "Public Hearings" but within the Planning Commission's purview. Anyone wishing to address the Planning Commission should submit a speaker card to the Planning Secretary prior to speaking. The speakers are requested to keep their comments to five (5) minutes. The use of visual aids will be included in the

time limit. Under the provisions of the Brown Act, the Planning Commission is prohibited from acting on items not listed on the agenda.

Individuals who demonstrate disruptive conduct during City Council meetings that prevent the City Council from conducting its meeting in an orderly manner are guilty of a misdemeanor as stated in PC403, disrupting a public meeting, and are subject to removal from the chamber or arrest.

8. **RECESS REGULAR PLANNING COMMISSION MEETING AND OPEN SPECIAL JOINT AIRPORT LAND USE COMMITTEE MEETING**
9. **ROLL CALL OF THE AIRPORT LAND USE COMMITTEE**
10. **PUBLIC HEARINGS**

- 10.a WEST FOOTHILL DEVELOPMENT PROJECT, CUP-22-0001, TPM-22-0002 (TPM-20592), DPR-22-0002, ALUC-22-0001, EAR-22-0002

Project Description: a request to consider the West Foothill Development Project which includes the development of an approximately 3,570-square-foot restaurant with drive-through facilities; an approximately 42,476-square-foot warehouse/industrial building (Building 1); and an approximately 51,959-square-foot warehouse/industrial building (Building 2), totaling 98,005 square feet of building area. The project is located at 1780 W. Foothill Blvd. (APN(s): 1007-091-01; 1007-091-02; and 1007-091-03) within the Commercial/Industrial Mixed-Use (C/I-MU) zoning district, and includes the following applications:

- Conditional Use Permit No. CUP-22-0001 to allow the development of an approximately 3,570-square-foot restaurant with drive-through facilities.
- Tentative Parcel Map No. TPM-22-0002 (PM-20592) to allow the subdivision of the project site into three (3) new parcels; Parcel 1 being 50,880 s.f. and including the drive-through restaurant, Parcel 2 being 101,947 s.f. and containing Building 1, and Parcel 3 being 110,650 s.f. and containing Building 2. In addition, the subdivision is for condominium purposes, and will result in Building 1 containing two (2) industrial condominium units and Building 2 containing two (2) industrial condominium units.
- Development Plan Review No. DPR-22-0002 for approval of the site design, architectural design and landscape design of the project.
- Airport Land Use Committee Review No. ALUC-22-0001 to ensure the projects compatibility with the Cable Airport Land Use Compatibility Plan.
- Environmental Assessment No. EAR-22-0002 to evaluate project impacts to the environment and review the Initial Study and Mitigated Negative Declaration and to adopt appropriate mitigation measures to ensure project compliance with the California Environmental Quality Act (CEQA).

Applicant: Magellan Value Partners c/o Rick Martinez, 10877 Wilshire Blvd. Suite 1407, Los Angeles, CA 90024

Staff Planner: Joshua Winter, Senior Planner

Appeal Period: The Planning Commission's determination is final. An appeal period to contest this decision is from January 25, 2024, to February 5, 2024.

11. **ADJOURN SPECIAL JOINT AIRPORT LAND USE COMMITTEE AND RECONVENE REGULAR PLANNING COMMISSION MEETING**
12. **BUSINESS ITEMS**

12.a Holiday Meeting Schedule for 2024

Consider approving the 2024 Planning Commission meeting schedule and reschedule the Regularly scheduled November and December Planning Commission meetings to November 20, 2024, and December 11, 2024. (Staff Person: Jamie Davidson)

13. PLANNING COMMISSION COMMENTS

14. ADJOURNMENT

Adjourn to the next regular scheduled Planning Commission meeting on February 28, 2024.

NOTE: All maps, environmental information, and other data pertinent to this item are filed in the City of Upland Development Services Department and will be available for public inspection prior to the meeting at 460 North Euclid Avenue during normal business hours.

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division for information regarding the appeal procedure.

If you challenge the public hearing(s) or the related environmental determinations, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Upland, at or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 909-931-4120. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

On January 18, 2024 a true and correct copy of this agenda was posted on the bulletin boards at 450 N. Euclid Avenue (Upland Public Library) and 460 N. Euclid Avenue (Upland City Hall) and the City website at www.uplandca.gov